

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 31, 2006** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:00 AM. by Chair Baily.

**ATTENDANCE**

Members Present:

*Randy Tsuda*, Assistant Community Development Director

*Sandy Baily*, Associate Planner

*Judie Gilli*, Assistant Planner

*Julie Linney*, Fire Department

*Anthony Ghioffi*, Senior Building Inspector

*Fletcher Parsons*, Associate Engineer

*Vu Nguyen*, Assistant Planner

**PUBLIC HEARING**

**ITEM 1:** 63 Ellenwood Avenue

Architecture and Site Application S-05-48

Requesting approval to demolish an existing single family residence and to construct a new residence on property zoned R-1:8. APN: 510-20-013

PROPERTY OWNER: Wendy Skidmore

APPLICANT: Jeanette S. Coran

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present.
  - Mary Gardner* expressed concern regarding drainage and tree impacts.
  - Andy Hess* expressed concern regarding a three-story elevation.
  - Steve White* expressed concern with the grades and the rear elevation.
5. Public hearing closed.
6. ***Gilli* moved to approve the application subject to the conditions presented and as modified to mitigate neighbor concerns with the following findings and considerations:**
  - a. That the proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and
  - b. As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence that:
    1. The Town's housing stock will be maintained in that the house will be replaced.
    2. The structure has no historic significance because the Historic Preservation Committee found that the house was no longer historic since it had been totally altered and lost its historic character and significance.
    3. The property owner has no desire to maintain the structure.
    4. The economic utility of the structure is in fair condition; and
  - c. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.

7. ***Ghiossi* seconded, motion passed unanimously.**
8. Appeal rights were cited.

**ITEM 2:** 16463 Ferris Avenue  
Architecture and Site Application S-06-031

Requesting approval to demolish a single family residence, demolish a second dwelling unit and construct a new single family residence on property zoned R-1:8. APN 532-07-041

PROPERTY OWNER: Dennis and Deborah Politi

APPLICANT: Hometec Architecture

**Deemed incomplete by Planning Division. Does not need to return to Development Review Committee. Tentatively scheduled for the Planning Commission meeting of February 22, 2006.**

**ITEM 3:** 233A N. Santa Cruz Avenue, Suite C  
Conditional Use Permit U-05-015

Requesting approval to operate a personal service business on property zoned C-2.  
APN 510-17-086.

PROPERTY OWNER/APPLICANT: Jim Pietrantonio

**Deemed incomplete by Planning Division. Does not need to return to Development Review Committee. Tentatively scheduled for the Planning Commission meeting of March 8, 2006.**

### **ADJOURNMENT**

Meeting adjourned at 10:05 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

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Sandy L. Baily, Associate Planner